

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

JUNE 14, 2019



DEVELOPMENT APPLICATIONS –

ZONING OR SUBDIVISION APPLICATIONS REQUIRING CITY COUNCIL AND/OR PLAN COMMISSION REVIEW OR APPROVAL

DEVELOPMENT NAME AND LOCATION	PENDING ZONING OR SUBDIVISION APPLICATIONS	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
First Street Redevelopment East Plaza and Riverwalk (RC)	<ul style="list-style-type: none"> PUD Preliminary Plan Review 	Scheduled 6-18-19			
First Street- Building #2 Alter Brewing patio improvements (RC)	<ul style="list-style-type: none"> Minor Change to PUD 	Scheduled 6-18-19			
Baker Field /Fifth St Subdivision 900 S. 5 th St. Subdivide for two additional lots (RC)	<ul style="list-style-type: none"> Minor Subdivision 				Under review.
Riverview Townhomes 504 S. 3 rd Ave Redevelop for 3 townhomes (EJ)	<ul style="list-style-type: none"> Concept Plan 				Under review.
Bartlett United Pentecostal Church Tyler Ridge Bus. Park, Unit M1-2 (EJ)	<ul style="list-style-type: none"> Special Use 	Scheduled 6-18-19			
Prairie Place Lofts Pheasant Run Crossing Subdv. 3 building, 66-unit apartment complex (EJ)	<ul style="list-style-type: none"> Concept Plan 	Reviewed 6-4-19	Reviewed 6-10-19		Concept Plan process complete.
Pride Gas Station Southeast corner of E. Main St. & Kirk Rd. (EJ)	<ul style="list-style-type: none"> Concept Plan 	Reviewed 6-4-19	Reviewed 6-10-19		Concept Plan process complete.

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VetIQ 855 S. Randall Rd. Veterinary clinic in Meijer store (EJ)	<ul style="list-style-type: none"> Special Use 	Approved 5-21-19	Approved 6-10-19	Scheduled 6-17-19	
Smith Road Estates NW Corner of Smith Rd. & Pheasant Trail 16 single family lots (EJ)	<ul style="list-style-type: none"> Annexation Map Amendment Special Use for PUD PUD Prelim. Plan Final Plat of Sub. PUD Final Plan 	PH held and continued 7-17-18; Continued PH held and closed, Approved 8-7-18	Approved 8-13-18		Plan review comments provided.
Legacy Business Center PUD-East Side Retail Center Commercial outlots along Kirk Rd. (RC)	<ul style="list-style-type: none"> Special Use (PUD Amendment) Preliminary Plan 	Approved 4-16-19	Approved 5-20-19 (Gov't Ops)		Revised plans under review.

GENERAL AMENDMENT APPLICATIONS - TEXT AMENDMENTS TO THE ZONING ORDINANCE

APPLICATION	APPLICATION FILED BY	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
Ch. 17.22, 17.30 Residential swimming pools (EJ)	City Staff	Approved 6-4-19	Approved 6-10-19	Scheduled 6-17-19	
Ch. 17.12, 17.14, 17.20, 17.24, 17.30 Regulation of short-term rentals (EJ)	City staff	PH held and continued 1-8-19 Approved 4-2-19	Scheduled 7-8-19		
Ch. 17.06 "Design Review Standards & Guidelines" RT District design standards & guidelines	City staff	Approved 4-2-19	Approved 6-10-19	Scheduled 6-17-19	

FINAL PLATS OF SUBDIVISION – PLATS SUBMITTED FOR CITY COUNCIL APPROVAL AND RECORDING

DEVELOPMENT NAME AND LOCATION	PLAN COMMISSION REVIEW DATE	PLANNING AND DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL APPROVAL DATE	FINAL PLAT RECORDING DEADLINE	STATUS
Cityview 895 Geneva Rd. 4-lot single-family subdivision	N/A	Approved 6-11-18	Approved 9-17-18	9-17-20	Final Plat to be submitted for signatures.
Prairie Center Resubdivision of Lot 5 for Anthony Place	Approved 6-19-18	Approved 7-9-18	Approved 7-16-18	7-16-20	Final Plat recorded, to be returned.
Parkside Reserves 1337 Geneva Rd. Three lot townhome subdivision; 1 building, 3 townhome units	Approved 9-19-17	Approved 10-9-17; IGA approved 5-14-18	Approved 5-21-18	5-21-20	IGA with Geneva signed. Final Plat of Subdivision to be submitted for signatures.
Meijer Outlot Development Resubdivision of Meijer lot for commercial outlot	N/A	Approved 8-13-18	Approved 8-20-18	8-20-20	Final Plat of Subdivision and off-site easement plat recorded.
Crystal Lofts Townhomes 214 S. 13th Ave. Subdivision of Phase 1	Approved 9-4-18	Approved 9-17-18	Approved 11-5-18	11-5-20	Mylar submitted for City signatures. Waiting for financial guarantee.

BUILDING PERMIT PROJECTS -

NEW BUILDINGS, MAJOR ADDITIONS, OR SITE DEVELOPMENT PROJECTS REQUIRING ADMINISTRATIVE DESIGN REVIEW

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
Meijer Outlot Development SW corner of Rt. 38 & Randall Rd.	PUD Plan approved by City Council. 3 commercial buildings on outlot in Meijer parking lot	Final Plat of Subdivision and off-site easement plat recorded. Permit release meeting scheduled 6-18-19
St. Charles Police Station 1515 W. Main St.	New police facility at former Valley Shopping Center location	Construction underway.
Valley Ambulatory 2475 Dean St.	23,000 sf surgery center at Leroy Oaks Business Park	Construction underway.
First Street Building 2 50 S. 1 st St. 5 story mixed use building	PUD Plan approved by City Council. Historic Pres. COA approved 3-21-18.	Footing and foundation complete. Steel erected, framing under way.
Anthem Heights Corporate Reserve PUD	PUD Plan approved by City Council Residential development of 78 single-family homes	Project more than half under construction or completed.
Prairie Centre – Buildings E & F2 Former St. Charles Mall site; Rt. 38, S of Prairie St., E of Randall Rd.	Located east of the roundabout; 96 residential units PUD Plan approved by City Council	Vertical building construction underway.
Anthony Place at Prairie Centre Behind Jewel, facing Prairie St.	75-unit Senior Affordable residential building PUD Plan approved by City Council	Site work underway.
Crystal Lofts Townhomes NE corner of 13 th & Indiana Ave.	PUD Plan approved by City Council 14 townhomes; 9 in existing bldg., 5 in new addition	Waiting for Final Plat to be recorded (financial guarantee needs to be submitted).
1337 Geneva Rd. Parkside Reserves	Three-unit townhome building	Plans to be resubmitted.
Extreme Clean Express Car Wash 1625 W. Main St.	Special Use approved by City Council. Automatic drive-thru car wash	Waiting for resubmittals.
60 S. 14th St.	8-unit, 2-story apartment building	Waiting for resubmittals.